



11 Park Avenue, Spalding, PE11 1QU

Guide Price £230,000

- Three-bedroom semi-detached home
- Recently refitted modern kitchen
- Newly updated bathroom with contemporary fixtures
- Freshly decorated throughout with stylish décor
- Beautifully landscaped garden
- Charming timber summer house in the garden
- Perfect for modern family living
- External Insulation And Brick Slips
- Patio seating area ideal for outdoor entertaining
- Viewing Essential

This beautifully presented three-bedroom semi-detached home has undergone a comprehensive scheme of improvements, making it an ideal choice for modern family living. The property boasts a newly refitted kitchen and bathroom, refreshed décor throughout, and a tastefully landscaped garden featuring a spacious patio seating area and a charming timber summer house. With its blend of contemporary updates and comfortable living spaces, this home is ready to move into and enjoy.

Entrance Hall



Double glazed entrance door to side, coving to skimmed ceiling, laminate flooring, stairs to first floor landing.

Lounge 12'10" x 11'11" (3.92m x 3.64m)

PVCu double glazed window to front, coving to skimmed ceiling, radiator, laminate flooring.



Dining Room 16'8" x 12'11" (5.09m x 3.96m)



PVCu double glazed windows to side and rear, coving to ceiling, two radiators, laminate flooring, exposed chimney breast with inset multi fuel stove.



Kitchen 13'6" x 6'8" (4.12m x 2.05m)



PVCu double glazed windows to side and rear and door to side, skimmed ceiling, laminate flooring, wall mounted mains gas central heating boiler. Fitted with a matching range of base, eye level units and worktop space. Four ring electric hob with electric oven and grill under, extractor hood over, ceramic sink and drainer with mixer tap over, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer.



Landing 16'9" x 5'1" (5.12m x 1.55m)



Skimmed ceiling, doors to bedrooms and bathroom.

Bedroom One 11'1" x 12'6" (3.40m x 3.82m)



PVCu double glazed window to front, skimmed ceiling, radiator, laminate flooring.

Bedroom Two 9'6" x 10'0" (2.92m x 3.06m)

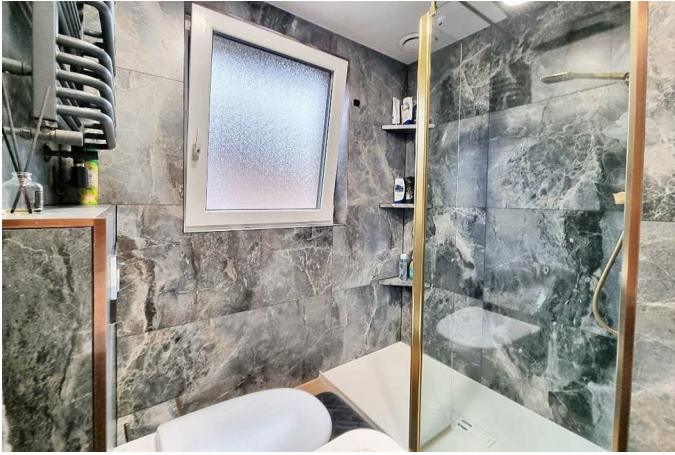


PVCu double glazed window to rear, coving to skimmed ceiling with LED light panel, radiator, laminate flooring.

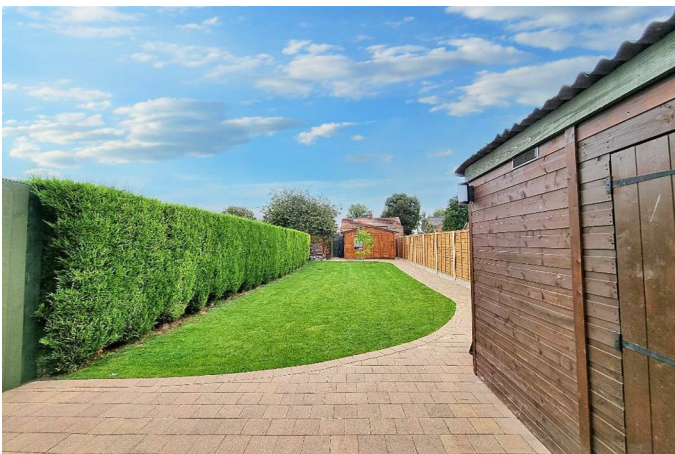
Bedroom Three 12'9" x 7'2" (3.89m x 2.20m)



PVCu double glazed window to rear, coving to skimmed ceiling with LED light panel, radiator, laminate flooring.

Bathroom 7'1" x 5'8" (2.18m x 1.73m)

PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights and extractor fan, wall mounted heated towel rail, laminate flooring, illuminated bluetooth vanity mirror, walk in shower enclosure with thermostatic bar shower riser, rainfall head and hand held shower attachment, concealed cistern toilet with push button flush and wall mounted vanity unit with built in storage and wash hand basin with mixer tap over.

**Outside**

There is off road parking available for up to two cars and side gated access to the rear garden.

The rear garden is tastefully landscaped and combines both hard and soft landscaping. There is a block paved courtyard area opening up to patio seating area with timber workshop with lawn beyond. The block paving continues by way of a pathway leading to the rear of the plot where there is a modern timber summerhouse.

**Additional Information**

PLEASE NOTE:

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Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE11

Verified Material Information

Tenure: Freehold
 Council tax band: B
 Property construction: Brick
 Electricity supply: Mains - Octopus
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains - Anglian Water
 Sewerage: Mains
 Heating: Mains gas central heating
 Broadband: As stated by Ofcom,
 Broadband type Highest available download speed
 Highest available upload speed Availability
 Standard 16 Mbps 1 Mbps Good
 Superfast 52 Mbps 8 Mbps Good
 Ultrafast 10000 Mbps 10000 Mbps
 Mobile coverage: As stated by Ofcom,
 Indoor
 Provider Voice Data
 EE Likely Likely
 Three Limited Limited
 O2 Limited Limited

Vodafone Limited Limited
 Outdoor
 Provider Voice Data
 EE Likely Likely
 Three Likely Likely
 O2 Likely Likely
 Vodafone Likely Likely

Parking: Driveway with parking for two cars.
 Building safety issues: None
 Restrictions: None
 Public right of way: None
 Flood risk: Zone three - Environment Agency
 Coastal erosion risk: None
 Japanese Knotweed: No
 Planning permission: No
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: C

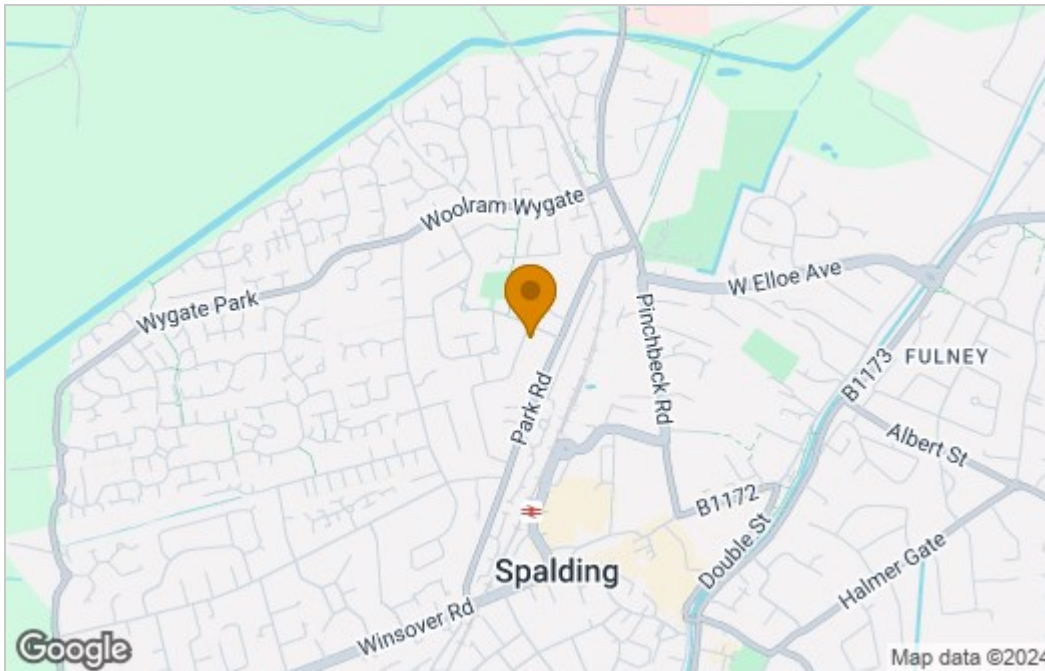
Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

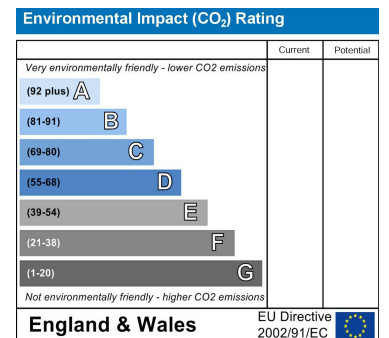
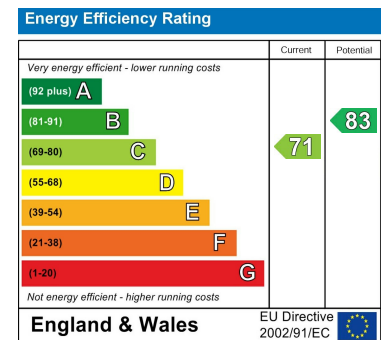
Floor Plan



Area Map



Energy Efficiency Graph



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